

APPLICATION NO	PA/2010/0578
APPLICANT	Mr A Ellison
DEVELOPMENT	Planning permission to erect a single-storey and two-storey extension to the rear
LOCATION	Jalna, Barton Road, Wrawby
PARISH	WRAWBY
WARD	Brigg and Wolds
SUMMARY RECOMMENDATION	Grant permission subject to conditions
REASONS FOR REFERENCE TO COMMITTEE	Objection by Wrawby Parish Council

POLICIES

North Lincolnshire Local Plan: Policy ST2 (Settlement Hierarchy) identifies Wrawby as a minimum growth settlement.

Policy DS1 (General Requirements) states that a high standard of design is expected in all developments in both built-up areas and the countryside and proposals for poorly designed development will be refused. All proposals will be considered in relation to quality of design, and impact on amenity.

Policy RD10 (Replacement, Alterations and Extensions to Dwellings in the Open Countryside) applies and states that extensions should not exceed 20% of the original dwelling (exclusive of normal permitted development rights) or form the dominant visual feature. A high standard of design is required and the amenity of neighbours and appearance of the area should not be adversely affected.

Supplementary Planning Guidance 1 gives detailed advice on householder development.

CONSULTATIONS

Highways: No objections.

PARISH COUNCIL

Objects on the following grounds:

- the council questions whether this is within 20%
- outside the village development boundary
- not in keeping with the remainder of the terrace

- even though slightly reduced from the previous one, the disadvantages to the middle terrace remain: sunshine and light will be greatly reduced in the house and garden, only one window at the back and is greatly dependent on light through that window for the bedroom and stairwell
- will cause damp to the flat roof of the middle terrace
- overbearing for the whole terrace

PUBLICITY

Neighbouring properties have been notified and two letters of objection have been received:

- the extension would lead to loss of daylight/sunlight
- will cast a shadow causing damp to roof and wall
- is structural engineer's report available – serious concerns that rendering across the terrace will be disturbed causing damp problems
- would like a site visit
- the proposed two-storey part will stick out 4m with the kitchen a further 2.375m with a sloping roof – not in keeping with the simple cottages, will be an eyesore
- would be better to build at the end of the house

ASSESSMENT

This application seeks permission for both a single and two-storey extension approximately on the footprint of an existing single-storey projection.

The two-storey part of the extension would be 4m wide x 4m deep x 6m to the ridge and 4.2m to the eaves.

The site is outside the development boundary for Wrawby.

The main issues in the determination of this application are whether the proposed extension would have an adverse impact on the residential amenities of the adjacent neighbours, whether or not the proposal is in keeping with the character of the area, and whether the proposals would comply with policy RD10 of the North Lincolnshire Local Plan.

The application site is a two-storey end terraced house on Barton Road, Wrawby. The property has an existing single-storey projection at the rear.

The neighbouring property (Carrie) has a single-storey extension on the boundary between the two properties.

A fence demarcates the north boundary and the southern boundary comprises mature trees and a wall.

A previous application (PA/2010/0268) was refused on the following grounds:

1.

The site is located in the open countryside outside the development boundary of Wrawby and the proposal exceeds the volume of the original development by more than 20%. The proposal is therefore contrary to policy RD10 of the North Lincolnshire Local Plan.

2.

The proposed extension would represent over-development of the site and by virtue of the unacceptable scale, size and massing of the development would be unsympathetic and would fail to be subordinate to the original dwelling. The proposals are therefore contrary to policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

3.

The proposed extension would have an unacceptable adverse impact upon the living conditions of the occupiers of the neighbouring properties at Carrie and The Coach House by virtue of a domineering impact and loss of outlook from those properties. The proposals are therefore contrary to policies DS1, DS5 and SPG1 of the North Lincolnshire Local Plan.

Following negotiations, the applicants have agreed to reduce the size of the two-storey element of the extension to make the proposals more acceptable.

The two-storey extension would project 4m and the single-storey part would carry on to the full extent of the previous application's footprint.

Due to the arrangement of windows and the single-storey flat roofed extension at Carrie there would be no material loss of light, nor would the extension be over-dominant or lead to loss of outlook; it would be on the end of the terrace and the neighbours would not suffer loss of amenity.

The design is acceptable and there is nothing to indicate that the architecture/design of the original terrace is such that extensions should not be permitted.

The extension would represent an increase in volume over the original part of the house of 40% (not including the existing flat roof projection which would not have been original). This exceeds the 20% allowed by policy RD10 but the property is in a built-up area, not in an isolated position and the extension would not be an unsustainable form of development. The increase appears large because the original house is modest in size.

It is considered that after taking account of all the issues raised by neighbours, the new amended proposal is acceptable in planning terms and is recommended for approval.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: KIRBY/01.B, KIRBY/02.B, KIRBY/03.B, KIRBY/04.B, KIRBY/05.B and KIRBY/06.B.

Reason

For the avoidance of doubt and in the interests of proper planning.

3.

No development shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

----- NLLP development boundary

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Application site showing position of proposed extension hatched

Little Carr Drain

BARTON ROAD

BAKERSFIELD

Drawing Title: 2010/0578

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